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Date: 08 July 2021

JP/GS
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Sir

SUBDIVISION AND CONSOLIDATION OF ERF 923 GOUDA

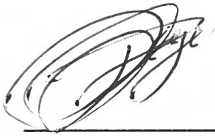
Your letter dated 06 September 2019 refers;

1. Approval has been granted in terms of Section 60(1)(a) of the Drakenstein By-Law on Municipal Land Use Planning, 2018, for the subdivision of Erf 923 Gouda into **Portion A** ($\pm 8,74$ ha) and **Remainder** ($\pm 8,95$ ha), as indicated on Plan of Subdivision No. GE923A.smx dated 03 February 2013.
2. Approval has been granted in terms of Section 60(1)(a) of the Drakenstein By-Law on Municipal Land Use Planning, 2018 for the consolidation of the Remainder of Erf 923 Gouda with Erf 608 Gouda in order to create one land unit measuring ± 10.32 hectares in extent.
3. The approvals granted in paragraphs 1 and 2 above, are subject to the following conditions laid down in terms of Section 66 of the Drakenstein By-Law on Municipal Land Use Planning, 2018:
 - 3.1 A copy of the approved subdivision diagram for Portion A must be provided to the municipality.

- 3.2 The Remainder of Erf 923 Gouda must be consolidated with Erf 608 Gouda and the consolidated property registered simultaneously with the registration of Portion A.
 - 3.3 The proposed servitude right-of-way in general terms, must be registered over the Remainder of Erf 923 Gouda in favour of Portion A, and must be recorded against the title deeds of both Portion A and the Remainder;
 - 3.4 Adherence to the conditions laid down by the Manager: Infrastructure Management, Civil Engineering Services, Drakenstein Municipality, in his memorandum referenced 15/4/1 (923) G (2364) dated 26 September 2019 **(Annexure A)**;
 - 3.5 Adherence to the conditions of the Department of Water Affairs as stipulated in their letter 16/2/7/G100/A/08 dated 2 October 2013. **(Annexure B)**
4. The owner's attention must be drawn to the following:
- 4.1 No clearance for the registration of any of the new portions will be issued by the municipality until the conditions 3.1 to 3.5 have been complied with;
 - 4.2 The owner is responsible for all engineering installation, alteration and upgrading costs including the costs for new municipal connections (stormwater connections included);
 - 4.3 Erf 923 Gouda falls outside the Drakenstein electricity distribution licensed area and as such, is supplied by Eskom. Their Malmesbury office may be contacted for further information regarding upgrades, service connections, etc.
5. The following are regarded as the reasons for the above approval decisions:
- 5.1 The proposal is in line with the Drakenstein Municipality densification policy;
 - 5.2 The level of densification proposed is low and contextually appropriate;
 - 5.3 There are no conditions registered against the title deed of the property that prohibit subdivision or will have a negative impact on the proposed application;
 - 5.4 The proposal makes optimal use of presently underutilized land in terms of its development potential.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein By-Law on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorized official, within **21 days** of notification of the decision. This approval is therefore suspended until further notice. Please also notify **(email or per hand)** the surrounding property owners who were notified of the application during the public participation process, of their general right of appeal – proof of notification must be provided. Note that the **21-day** appeal period will commence the day after all the property owners have been notified. The appeal procedures are set out in Section 80 of the abovementioned By-Law.

Yours faithfully



HG STRIJDOM
MANAGER: LAND USE PLANNING & SURVEYING